

IN RE: PETITION FOR SPECIAL HEARING • BEFORE THE
W.S. Robcastle Rd., 580.08 ft. • ZONING COMMISSIONER
S. of C. Paper Mill Road • OF BALTIMORE COUNTY
14th Election District
3rd Councilmanic District
Ascot Estates, Inc. • CASE # 94-249-SPH
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for a portion of the residential subdivision known as Ascot Estates, located near Jacksonville in northern Baltimore County. Approval is requested, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) of an amendment of the Final Development Plan for Section Three for Ascot Estates, specifically lots 4, 5, 6, 7, 8, 17 and 19. The nature of the amendment to the site plan affecting these lots pertains to well access panhandle easements, and includes an area in the bed of a public street pursuant to a franchise agreement with the Baltimore County Department of Public Works. The amendment also seeks approval for wells which are located offsite to the property they serve, with the primary lots lying in an R.C.4 zone and the panhandles and well areas located in an R.C.4 zone. Approval is also sought for a refinement of lot 19 to accommodate the well panhandles and well areas. All of the relief requested is as shown on the site plan and accepted as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case was Alvin B. Blank, Vice President of Ascot Estates, Inc., the Developer/property owner. Also appearing was David Kelly, from Jones Well Drilling, Inc. and Vincent J. Muskunas the engineer who prepared the site plan. The Petitioner was represented by Newton A. Williams, Esquire. Appearing as interested parties were four residents of Ascot Estates, including Gary C. Baker, Ricci C. DePasquale, John T. Heagy and Glen Kukucka.

Testimony and evidence offered indicated that the subject property is known as Phase Three of the residential subdivision known as Ascot Estates. The Jacksonville area is also known as Four Corners. The subject property has been built on since the late 1970s and has been developed with substantially priced single family houses on large lots. The total area encompassed by Ascot Estates is approximately 56 acres. As shown on the site plan attached to the Petition, the special hearing request relates to Section Three of Ascot Estates which is located on the south side of Paper Mill Road and west side of Jarrettsville Pike.

This area is comprised of 21 single family lots. Of the 21 lots, 13 have been sold and 8 of those have been improved by construction of single family houses and are occupied. The remaining 8 lots are under the ownership of the Petitioner, Ascot Estates, Inc.

As has been well documented, Jacksonville has been beset by contamination of its ground water. Specifically, some years ago, it was discovered that much of the ground water in the subject area was contaminated by three service stations in Jacksonville Village. One of the service stations involved was owned by the Exxon Corporation and is located nearby Section Three of Ascot Estates. Testimony indicated that notwithstanding these problems, wells were constructed on the 8 lots on which single family houses have been built. In fact, the neighbors testified, who are the owners of four of the subject lots, that their wells have been operating and that there has been no problem with either water quantity or water quality.

Nonetheless, apparently Baltimore County's Department of Environmental Protection and Resource Management (DEPRM) is concerned about additional wells on the undeveloped lot. There was extensive testimony by Mr. Kelly regarding the exhaustive efforts which have been undertaken by the Environ-

mental Protection Agency and Baltimore County's Department of Environmental Protection and Resource Management (DEPRM) to clean up the area. Apparently, two methods had been employed to cleanse the contamination. One of the methods involves a pumping and cleaning of the ground water, which is then filtered back into the ground water system. Another method involves the actual cleansing of the soil area immediately adjacent to the underground water table. These processes both require an extensive number of wells, both to monitor and to pump the ground water. Apparently, in an effort to ensure the success of these operations, Baltimore County has determined that the remaining unsold and unbuilt lots in Ascot Estates, Section Three, should not have their own wells. It is felt that these additional residential wells, within such close proximity to the contaminated service station property, may in some way hinder the cleanup operations.

Faced with DEPRM's decision in this regard, the Developer was then forced to pursue alternatives to provide water to the potential purchasers of the remaining single family lots. In fact, testimony was offered that Mr. Blank and his company initially proposed constructing a community well on lot No. 19. It was envisioned that a large well would be drilled on that lot and that water would be pumped therefrom to all of the 21 lots within Section Three. It was envisioned that this community well system would ensure an adequate volume and safe water to all of the residents in this part of the subdivision. After expending a great amount of money, however, in pursuit of this approach, Mr. Blank's efforts to implement a community well system were denied by Baltimore City. Apparently, officials of Baltimore City believed that they did not have the authority to approve such a community well system. Moreover, the City's approval of the proposed system was

needed based upon long standing agreements between Baltimore City and Baltimore County regarding water availability.

Having expended large sums and still frustrated in his efforts to provide water to the unsold lots, Mr. Blank then undertook a different approach. This approach is documented within Petitioner's Exhibit No. 1 and the Petition for Special Hearing which has been presented to me for consideration. That Petition and the site plan shows that in lieu of a single community well on lot No. 19, the Petitioner proposes drilling separate wells for lots 4, 5, 6, 7, 8, 17 and 19 within the confines of lot No. 19. That is, 7 wells will be drilled on lot No. 19. The wells will be fitted with larger pumps, pipes and wires so as to enable each well to serve an adjoining lot. Thus, a somewhat unusual scenario will be developed where a given lot will be served by a well which is located offsite. The wells will be connected to the lots which each well respectively serves by a pipe/easement system, all as more clearly depicted on the site plan.

Mr. Kelly, from Jones Well Drilling, Inc., offered extensive testimony as to the specifics of this system. He offered the results of a variety of tests which were undertaken at the insistence of DEPRM. These tests were undertaken to ensure that the installation of the wells on lot No. 19 would not adversely affect the cleanup on the Exxon property. Moreover, the test data was used to support the conclusion that the proposed wells would not adversely affect any of the existing wells within Ascot Estates, Section Three. This latter conclusion was of particular interest to the neighbors who appeared at the public hearing. The test data produced showed that irrespective of the pumping of large volumes of water from test wells on lot No. 19 over extended period of time, there was no draw down or adverse affect on adjoining wells. This data, although not constituting a guarantee

to the neighbors, clearly indicates that the Petitioner's studies to this point entirely support the conclusion that the proposed well system will not adversely affect existing wells. There appears, based on the evidence presented, that the existing residential wells will not be adversely affected in any manner, either by way of water quantity or water quality.

This innovative approach has won the endorsement of DEPRM. Within their Zoning Plans Advisory Committee comment, DEPRM indicated that their office was "in accord with the specific elements of the Petition and endorses its approval." Moreover, the Office of Planning and Zoning deferred to the DEPRM in their judgment of this issue.

Based upon the testimony and evidence presented, I am persuaded that the Petition for Special Hearing should be approved. Indeed, the Petitioner has developed an innovative approach to solve a most difficult problem. Although the absolute success of this approach cannot be guaranteed, the evidence and testimony presented to me was overwhelming that the Petitioner has met every County, State and Federal standard to this point to ensure the safety of the water in this area and to assure that adjoining wells will not be adversely impacted. Thus, it is clear that the Petitioner's plans should be approved and that the scenario which has been developed will not create any adverse impact upon the surrounding locale. That is, the specific standards enunciated in Section 502.1 of the B.C.Z.R. have been satisfied. There is no evidence that the proposed plan will be detrimental to the health, safety and general welfare of the locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of January, 1994 that, pursuant to the Petition for Special Hearing, approval of an amendment of the Final Development Plan for Section Three for Ascot Estates, specifically lots 4, 5, 6, 7, 8, 17 and 19; and approval for a refinement of lot 19 to accommodate the well panhandles and well areas, under Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES:mmn

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

January 28, 1994

(410) 887-4386

Newton Williams, Esquire
Nolan, Williams and Plumbhoff
Suite 700, Court Towers
210 W. Pennsylvania
Towson, Maryland 21204

RE: Case No. 94-249-SPH
Petition for Special Hearing
Ascot Estates, Inc., Petitioner

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

encl.
cc: Mr. Alvin Blank, Vice President
Ascot Estates, Inc.
cc: Mr. Gary C. Baker
Mr. Ricci C. DePasquale
Mr. John T. Heagy
Mr. Glen Kukucka



Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at Ascot Estates, Section Three, Robcastle Road
94-249-SPH which is presently zoned R.C.5 and R.C.4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See attached

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/Lessor

(Type or Print Name)

Signature

Address

City

State

Zip Code

Attorney for Petitioner

NEWTON A. WILLIAMS, ESQUIRE
Nolan, Plumbhoff & Williams, Chtd.
(Type or Print Name)
Newton A. Williams
Signature
210 W. Pennsylvania Avenue, 823-7800
Address
Towson, Maryland 21204
City
State
Zip Code

(Use to determine decision and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.)

(Legal Owner(s))
ASCOT ESTATES, INC.
(Type or Print Name)
Alvin Blank v.1
Signature
ALVIN BLANK, Vice President
(Type or Print Name)

1111 Wendale Square
1045 Taylor Avenue, 337-7444
Address

Baltimore, Maryland 21286
City
State
Zip Code

Name
Address
Phone No.

ESTIMATED LENGTH OF HEARING

See Note

RECEIVED BY: CAN DATE: 16 Dec 93

#249

SPECIAL HEARING RELIEF FOR
ASCOT ESTATES

1. Amendment of the Final Development Plan for Section Three of Ascot Estates, as recorded at Liber 46, folio 47, as shown on the attached plan.

2. A refinement of Lots 4, 5, 6, 7, 8, 17 and 19, as shown on the attached site plan, to include the following:

a. Refined well access panhandle easements, including an area in the bed of a public street pursuant to a franchise agreement with Baltimore County Department of Public Works, including offsite well areas for access and service, with the primary lots lying in an R.C.5 zone and the panhandles and well areas located in an R.C.4 zone as shown on the attached site plan.

b. A refinement of Lot 19 to accommodate the well panhandles and well areas as shown on the attached site plan, as well as its primary residential use.

5931C

249

M. & H. DEVELOPMENT ENGINEERS, INC.

20 EAST JOPPA ROAD
ROOM 101, SHELLE BUILDING
TOWSON, MARYLAND 21204

December 14, 1993

DESCRIPTION FOR SPECIAL HEARING FOR "MILL RUN ESTATES"; #14212 ROBCASTE ROAD
10th ELECTION DISTRICT COUNCILMANIC DISTRICT 3

BEGINNING at a point on the west side of Robcaste Road (right of way varies) at a distance of 580.08 feet south of the centerline of the nearest improved intersecting street, Paper Mill Road, which is 100 foot right of way wide. Thence, crossing Robcaste Road N 78° 29' 37" E, 59.23 feet; thence by a curve to the left having a radius of 281.00 feet, arc length of 98.00 feet, S 30° 19' 52" E, 129.14 feet; a curve to the right having a radius of 425.00 feet, arc length of 343.67 feet; thence crossing Robcaste Road N 74° W, 50.00 feet; thence by a curve to the left having a radius of 375.00 feet, an arc length of 303.24 feet, N 30° 19' 52" W, 144.29 feet, by a curve to the right having a radius of 310.00 feet, an arc length of 61.74 feet; thence leaving Robcaste Road and binding along Lot 19 S 78° 29' 37" W, 300.68 feet; S 02° 42' 21" E, 371.81 feet; S 87° 17' 29" E, 85.00 feet; S 65° 37' 37" W, 461.40 feet; N 05° 49' 46" E, 624.35 feet; N 77° 16' 14" W, 99.57 feet; N 01° 03' 12" E, 114.52 feet; N 46° 59' 18" E, 279.03 feet; N 79° 14' 18" E, 186.12 feet; N 48° 14' 18" E, 143.22 feet; S 77° 11' 00" E, 154.19 feet; S 43° 18' 42" W, 336.15 feet; S 08° 02' 46" E, 192.90 feet; N 78° 29' 37" E, 391.52 feet to the POINT OF BEGINNING.

Being Lot 19 and part of Robcaste Road, Section Three in the Subdivision of Ascot Estates as recorded in Baltimore County Plat Book #46, folio 47, containing 422,542.40 square feet and 9.70 acres, more or less.

Joseph Tilghman Downey, Jr.
Registered No. 114

Joseph Tilghman Downey, Jr.
Registered No. 114

249

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 10th Date of Posting: 12/14/93
Posted for: Special Hearing
Petitioner: Mount Liberty, Inc.
Location of property: 14212 Robcaste Rd., 414.4, 578, 1/10, 1/10, 1/10, 1/10
Location of Signs: 14212 Robcaste Rd., 414.4, 578, 1/10, 1/10, 1/10, 1/10
Remarks:
Posted by: J. Tilghman Downey, Jr.
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec. 30, 1993

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec. 30, 1993.

THE JEFFERSONIAN,

A. Henricson
LEGAL AD. - TOWSON
c-Publisher

Case Number: 94-249-SPH
14212 Robcaste Road
S of Paper Mill Road
10th Election District - 3rd Councilmanic
Petitioner(s): Ascot Estates, Inc.
HEARING: WEDNESDAY, JANUARY 26, 1994 at 10:00 a.m. in Rm. 118, Old Courthouse.
Special Hearing to approve the amendment of the Final Development Plan for Section Three of Ascot Estates, as recorded at Liber 46, folio 47, as shown on the site plan; to approve a refinement of Lots 4, 5, 6, 7, 8, 17, and 19, as shown on the site plan, to include the following: (a) refined well access panhandle easements, including an area in the bed of a public street pursuant to a franchise agreement with Baltimore County Department of Public Works, including off-site well areas for access and service, with the primary lots lying in an R.C.5 zone and the panhandles and well areas located in an R.C.4 zone, as shown on the site plan; and (b) a refinement of Lot 19 to accommodate the well panhandles and well areas as shown on the site plan, as well as its primary residential use.
LAWRENCE E. SCHULTZ
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are handicapped accessible; for special accommodations please call 887-3353.
(2) For information concerning the file and/or hearing, contact this office at 887-3351.
12/28/93 December 28

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

DECEMBER 23, 1993

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-249-SPH (Item 249)
14212 Robcaste Road
W/S Robcaste Road, 580.08' S of c/j Paper Mill Road
10th Election District - 3rd Councilmanic
Petitioner(s): Ascot Estates, Inc.
HEARING: WEDNESDAY, JANUARY 26, 1994 at 10:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve the amendment of the Final Development Plan for Section Three of Ascot Estates, as recorded at Liber 46, folio 47, as shown on the site plan; to approve a refinement of Lots 4, 5, 6, 7, 8, 17, and 19, as shown on the site plan, to include the following: (a) refined well access panhandle easements, including an area in the bed of a public street pursuant to a franchise agreement with Baltimore County Department of Public Works, including off-site well areas for access and service, with the primary lots lying in an R.C.5 zone and the panhandles and well areas located in an R.C.4 zone, as shown on the site plan; and (b) a refinement of Lot 19 to accommodate the well panhandles and well areas as shown on the site plan, as well as its primary residential use.

Arnold Jablon
Director

RE: Ascot Estates, Inc.
Newton A. Williams, Esq.

NOTES: (1) ZONING SIGN AND POST MUST BE RETURNED TO RM. 106, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.

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on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 14, 1994

Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams, Chartered
700 Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 94-249-SPH, Item No. 249
Petitioner: Ascot Estates, Inc.
Petition for Special Hearing

Dear Mr. Williams:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on December 16, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-5-93

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: 94-249-SPH

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

John Costabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2268 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 3, 1994
Zoning Administration and Development Management
FROM: J. Lawrence Wilson, Chief
Developmental Engineering Section
RE: Zoning Advisory Committee Meeting
for January 3, 1994
Item No. 249

The Developmental Engineering Section has reviewed the subject zoning item. A Franchise Agreement is needed for water lines that pass under any public roads. This site is subject to the Landscape Manual.

DNW:ls
cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

January 6, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
FROM: J. Lawrence Wilson, Chief
Development Coordinator, DEPRM
SUBJECT: Zoning Item #249 - Ascot Estates Section III
14212 Robcastle Road
Zoning Advisory Committee Meeting of December 27, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management Program

Ground Water Management Program of the Department of Environmental Protection and Resource Management has been working with the petitioner and representatives of the Office of Planning and Zoning and the Department of Public Works to resolve a Ground Water Quality issue affecting the build out of this already recorded residential subdivision.

This office is in accord with the specific elements of the petition and endorses its approval.

JLP:TE:sp
ASCOT/DEPRM/TXTSBP

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: ASCOT ESTATES, INC.

LOCATION: W/S ROBCASTLE RD. 580.08' S OF CENTERLINE PAPER MILL RD.
(14212 ROBCASTLE RD.)

Item No.: 249 (CAN) Zoning Agenda: SPECIAL HEARINGS

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

RECEIVED
JAN 5 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Prevention, PHONE 887-4881, MS-1102F

cc: File

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
DATE: January 3, 1994
SUBJECT: Ascot Estates Section Three

INFORMATION:

Item Number: 249
Petitioner: Ascot Estates, Inc.
Property Size: _____
Zoning: _____
Requested Action: _____
Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

The issues raised in the subject request primarily relate to utility and environmental concerns. Therefore, staff defers to the positions offered by DEPRM and the Department of Public Works.

Prepared by: Jeffrey M. Long
Division Chief: _____
PK/JL:lw

ZAC. 249/PZONE/ZAC1

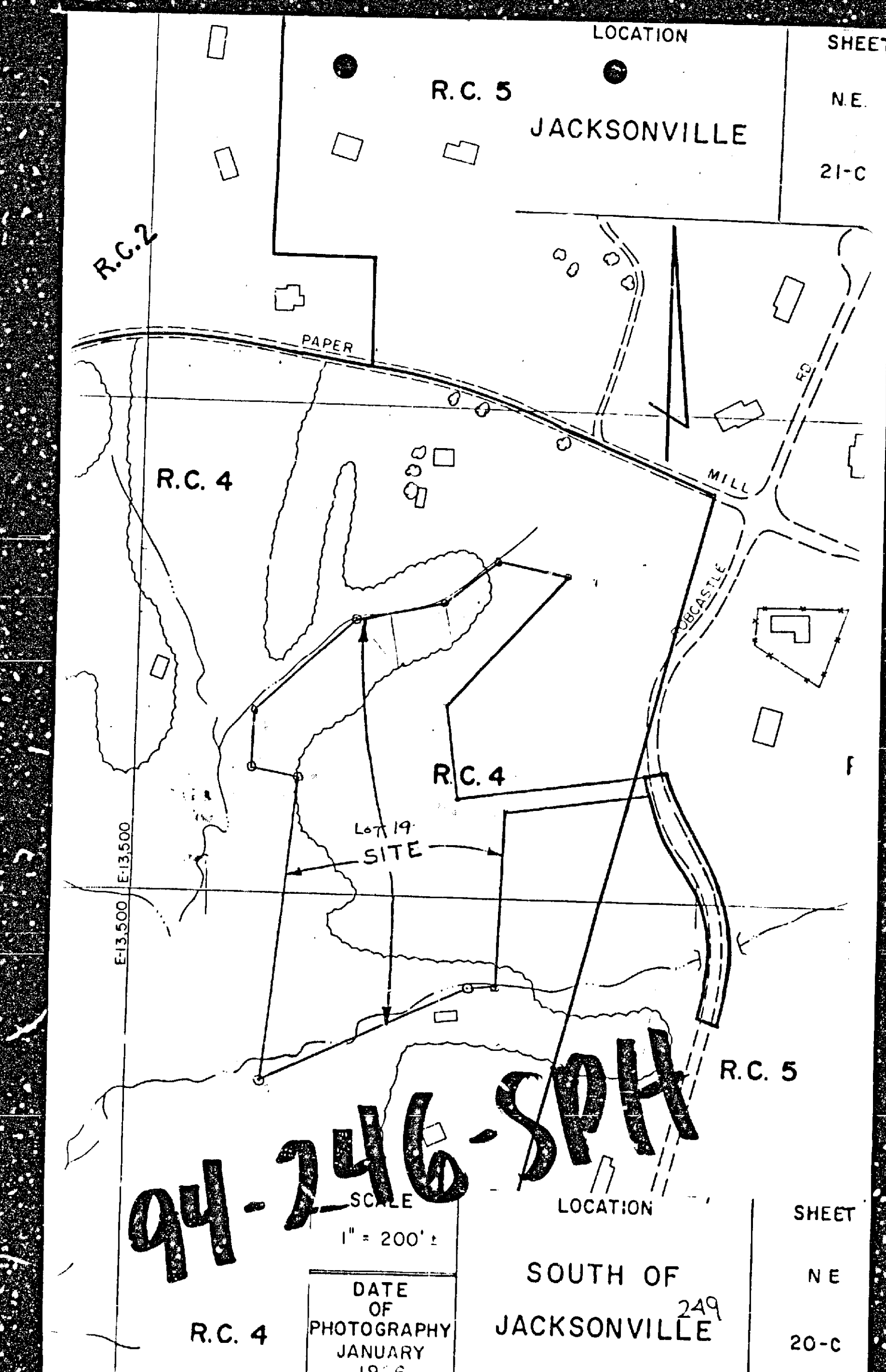
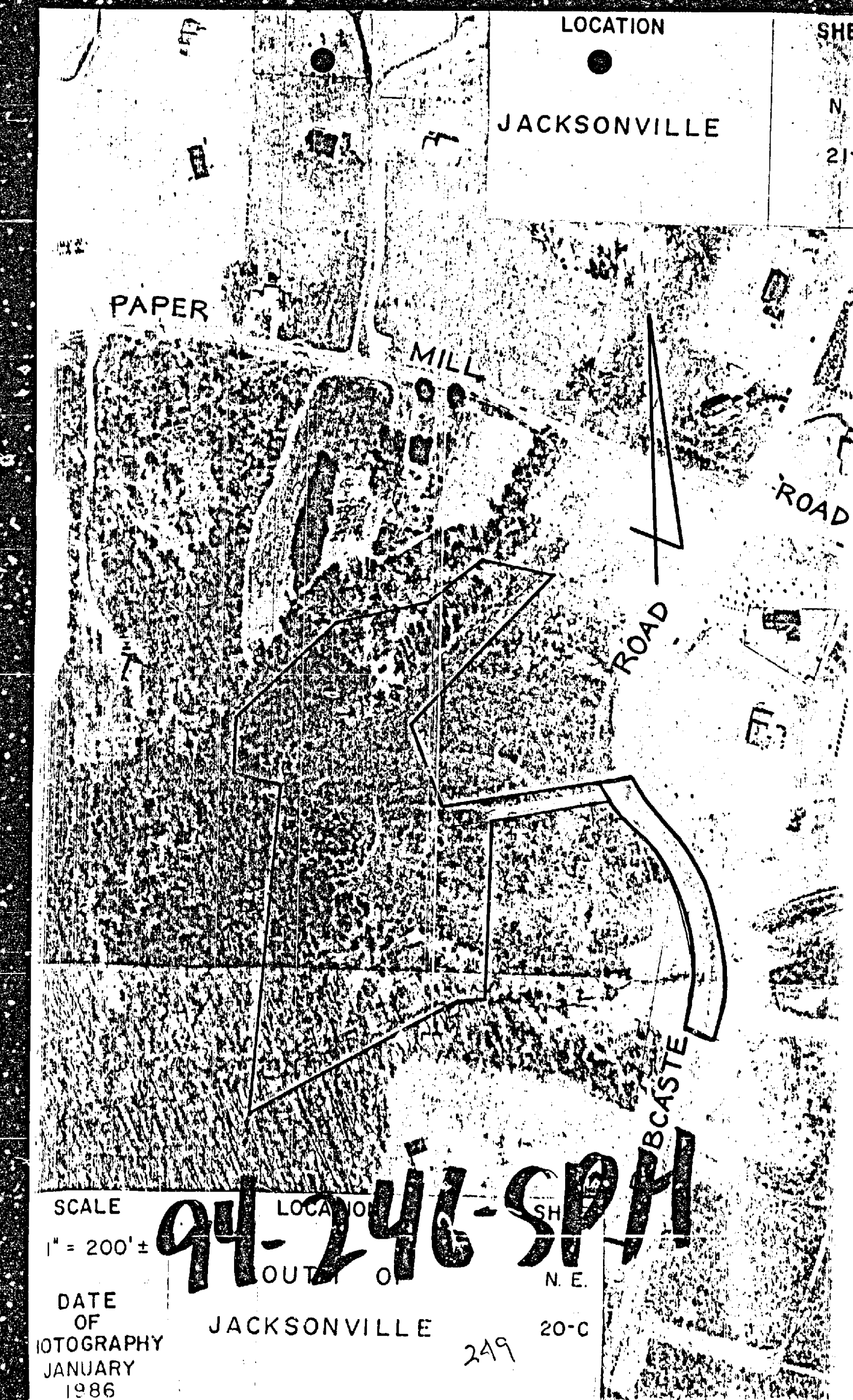
Pg. 1

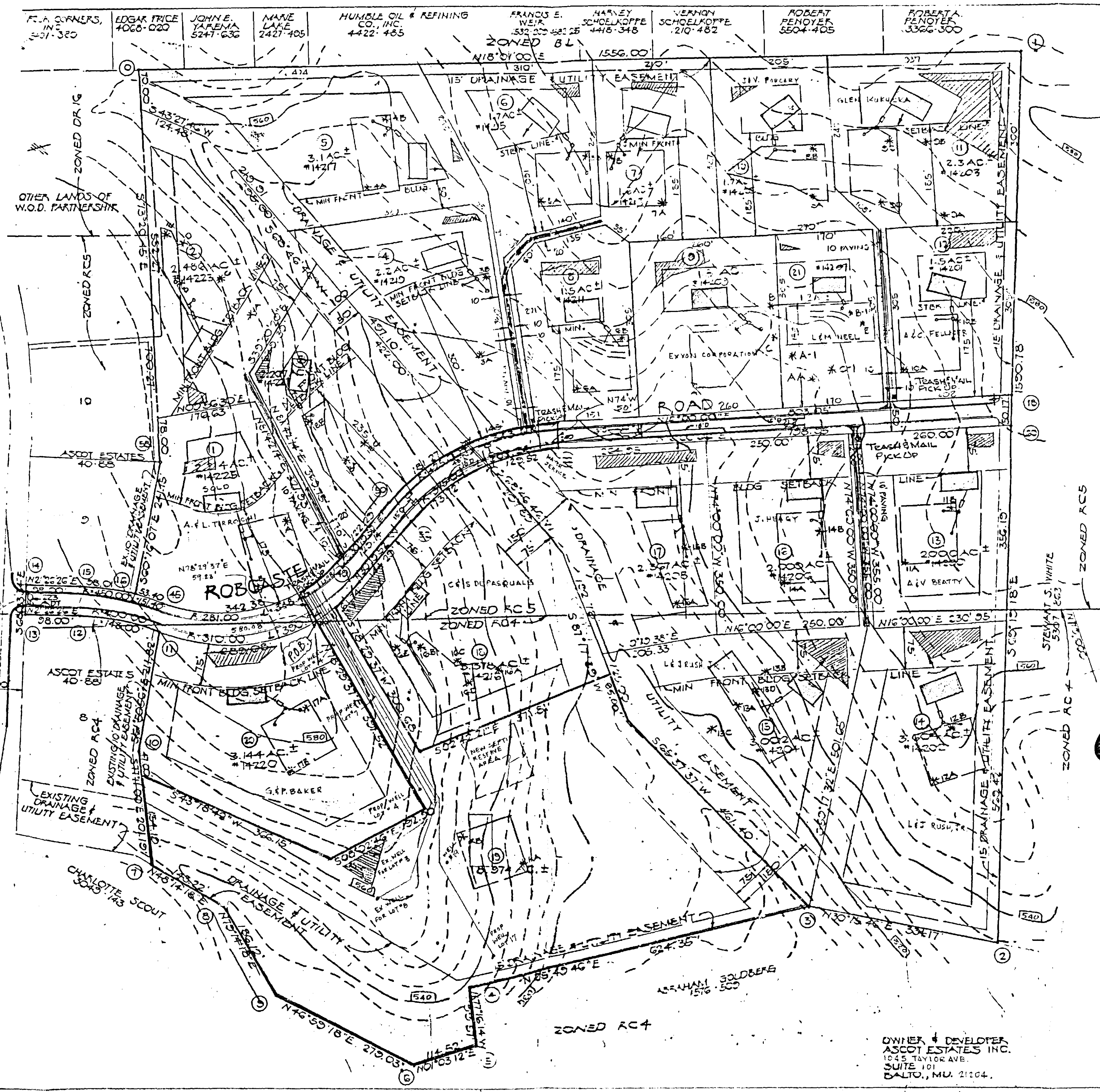
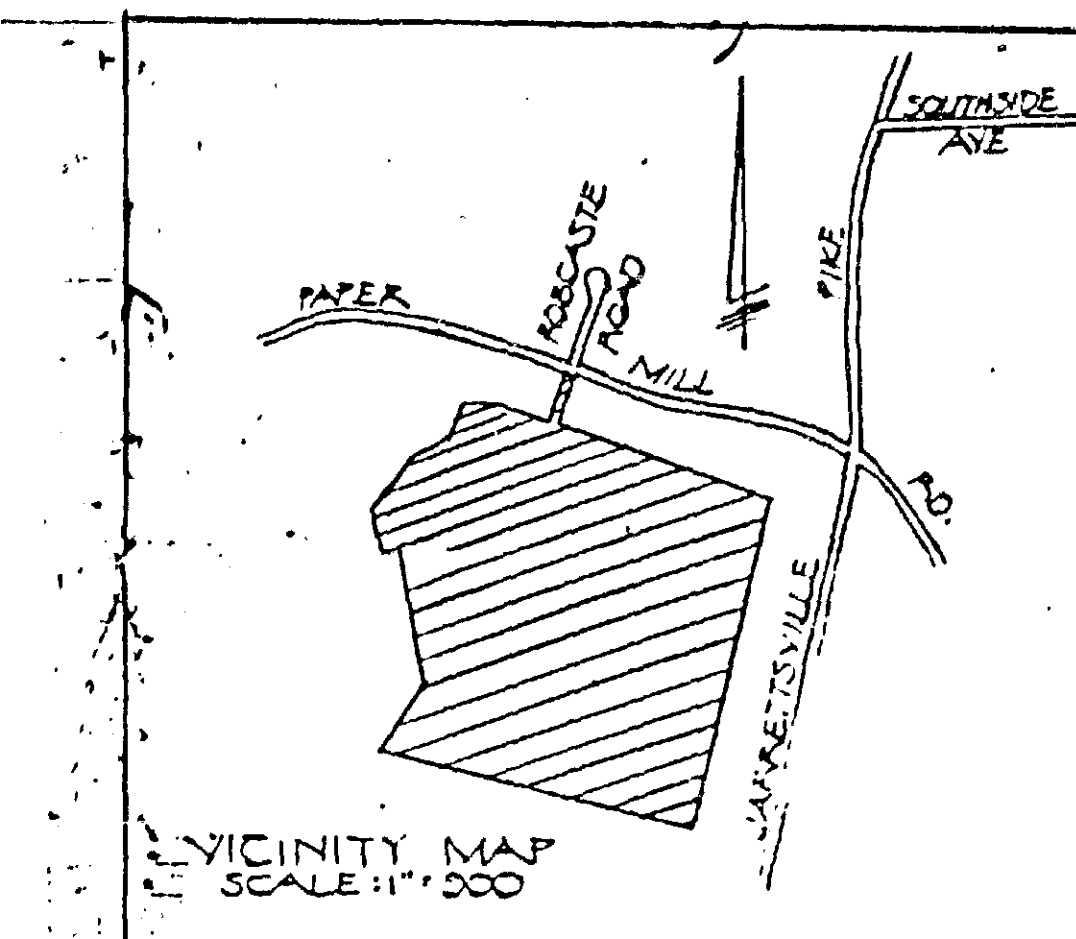
PLEASE PRINT CLEARLY
PETITIONER(S) SIGN-IN SHEET
Case 94-249-SPH

NAME	ADDRESS
M&H Development, Inc.	700 E. Joppa Rd. Towson, MD 21286
Vincent J. Haskewitz	700 Crest Towers, Towson, MD 21204
Newton A. Williams	1045 Taylor Ave. Pikesville, MD 21204
Robert L. Haskewitz	3700 Knappton Rd. Pikesville, MD 21204
David Kelley	3700 Knappton Rd. Pikesville, MD 21204

PLEASE PRINT CLEARLY
PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
GARY C. BAKER	14212 ROBCASTLE RD. Pikesville, MD
James C. Baker	14210 ROBCASTLE RD. Pikesville, MD
John T. Henry	14706 ROBCASTLE RD. Pikesville, MD
Marglen K. Kucka	14703 Robcastle Rd. Pikesville, MD





94249-SPH

PROPERTY ADDRESS: 14212 ROBCASTE ROAD
 SUBDIVISION NAME: "ASCOT ESTATES" P.A. BENT 4610.047
 LOT 19, SECT. III

NO PRIOR ZONING HEARINGS.
 NOT IN CHESAPEAKE BAY CRITICAL AREA.
 1"=200' SCALE MAP # 11E-20121C
 LOT SIZE: 0.774 AC., 337,107.432
 ROAD AREA: 0.73 AC., 316,552
 TOTAL: 1.504 AC., 453,659.432

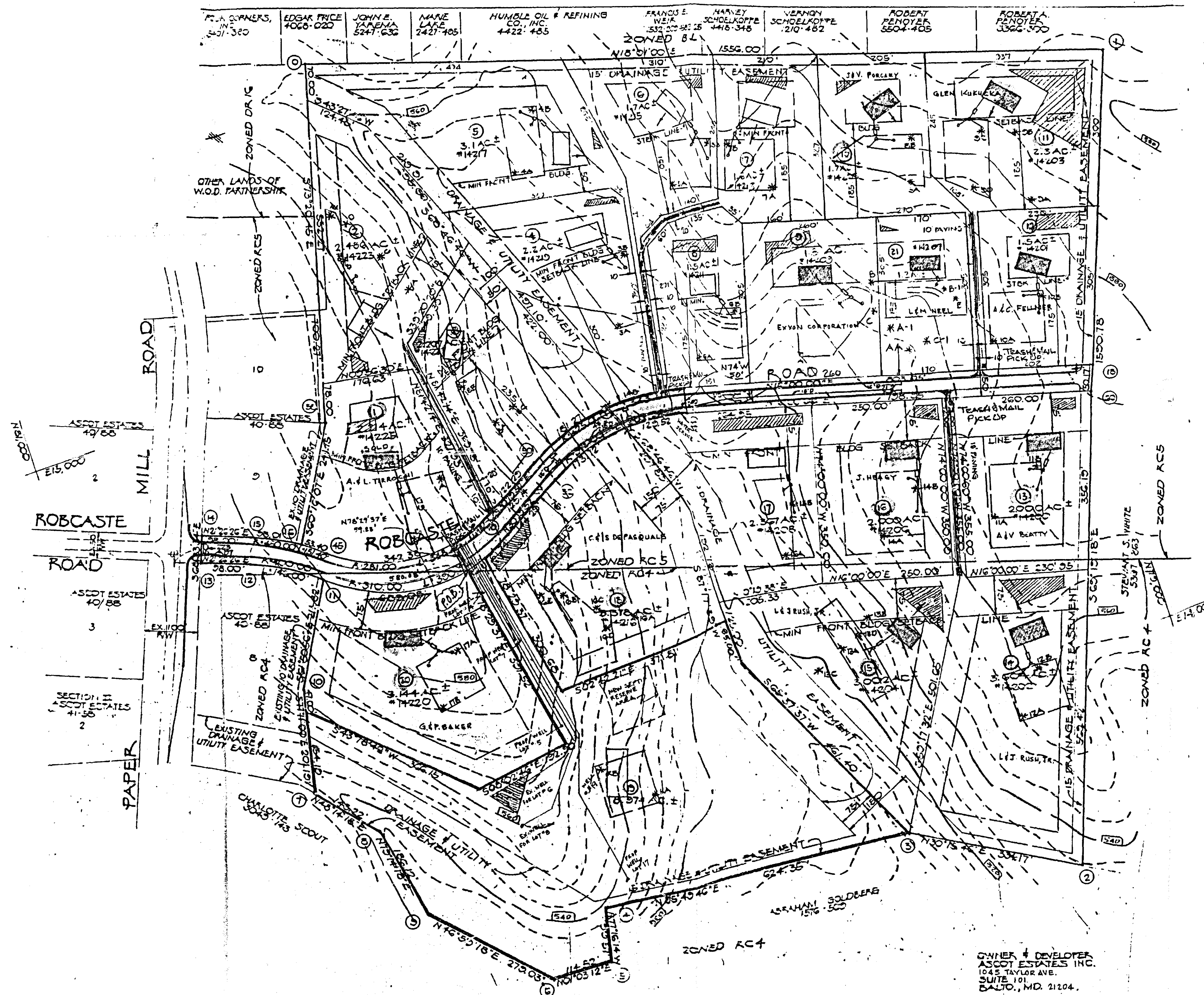
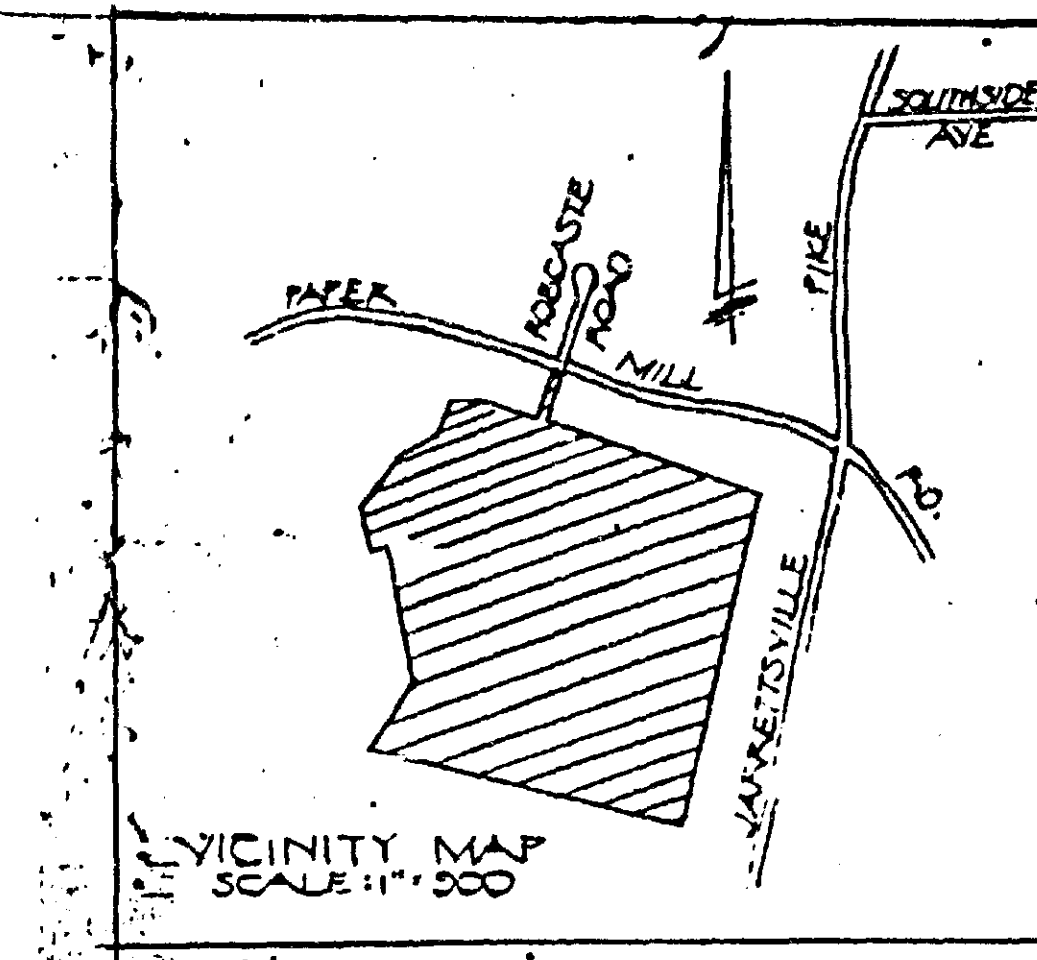
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
 SECTION THREE
 "MILL RUN ESTATES"
 10TH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND
 DEC. 5, 1975
 SCALE: 1"=100'

J. Silberman-Dunn

DMH DEVELOPMENT ENGINEERS, INC.

200 East Joppa Road
 Room 101, Shell Building
 Towson, Maryland
 (301) 828-9900

OWNER & DEVELOPER
 ASCOT ESTATES INC.
 1045 TAYLOR AVE.
 SUITE 101
 BALTO., MD. 21104



PETITIONER'S EXHIBIT 1

PROPERTY ADDRESS: 14212 ROBCASTE ROAD
SUBDIVISION NAME: "ASCOT ESTATES" PLAT BOOK 46 FOLIO 47
LOT 19, SECTION III

94-249-SPH

NO PRIOR ZONING HEARINGS,
NOT IN CHESAPEAKE BAY CRITICAL AREA
1"=200' SCALE MAP N.E. 20121C
LOT SIZE: 0.75 AC., 320,907.45 SF.
ROAD AREA: 0.75 AC., 31,035 SF.
TOTAL: 1.50 AC., 431,942.45 SF.

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
SECTION THREE
"MILL RUN ESTATES"
10TH ELECTION DISTRICT COUNCILMANIC DISTRICT: 3
BALTIMORE COUNTY, MARYLAND
DEC. 5, 1993
SCALE: 1"=100'
REV. 1-17-94

OWNER & DEVELOPER
ASCOT ESTATES INC.
1045 TAYLOR AVE.
SUITE 101
BALTO., MD. 21204.



DEVELOPMENT
ENGINEERS, INC.

208 East Joppa Road
Room 101, Shell Building
Lorton, Maryland
(201) 878-9008

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
WATFORD, W. V. 25401

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1966

LOCATION
JACKSONVILLE

SHEET
N.E.
21-C



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
WATFORD, W. V. 25401

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1966

LOCATION
SOUTH OF
JACKSONVILLE

SHEET
N.E.
20-C